

Character Area Map Amendment

Application # 14100002

Planning Comm. Meeting Date 11-6-14 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 12-2-14 at 6:00PM held at **WC Board of Comm. Meeting Room**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C62-156D

Applicant Name/Address/Phone #

Mark E. Yarbrough

1911 Oscar Barton Road

Monroe, GA 30655

Phone # 404-391-8624 cell

Property Owner Name/Address/Phone

Marbin Properties

1911 Oscar Barton Road

Monroe, GA 30655

(If more than one owner, attach Exhibit 'A')

Phone # 770-267-7946

E-mail Address: myarbrough@marbincompanies.com

Location: Youth-Monroe Road Acreage 0.318

Existing Character Area: Neighborhood Residential

Proposed Character Area: Highway Corridor

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? Not to my knowledge

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: B-2 Number of Lots: 1 Minimum Lot Size: .318

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature

Date

Fee Paid

10/7/14

\$ 200.00

Rezone Application # 14100003

Planning Comm. Meeting Date 11-6-14 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm Meeting Date 12-2-14 at 6:00PM held at **WC Board of Comm. Meeting Room**

You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C62-156D

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Mark E. Yarbrough

Marbin Prperties, LLC

1911 Oscar Barton Road

1911 Oscar Barton Road

Monroe, GA 30655

Monroe, GA 30655

(If more than one owner, attach Exhibit "A")

Phone # 404-391-8624

Phone # 770-267-7946

Location: Youth-Monroe Rd Requested Zoning B2 Acreage 0.318

Existing Use of Property: A1

Existing Structures: None

The purpose of this rezone is Add parking and possible small warehouse adjoining the property where our office is currently zoned B2.

Property is serviced by:

Public Water: Provider: Walton County Water Authority Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature *Mark E. Yarbrough*

Date 9-29-14

Fee Paid \$ _____

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A-1 Surrounding Zoning: North A-1 South B-2
East B-2 West A-1

Comprehensive Land Use: _____ NAICS Code: _____

Commission District: 1 Watershed: _____

I hereby withdraw the above application _____ Date _____

Marbin Properties

S.S.C

1911 Oscar Barton Road
Monroe, GA 30655
770-267-7946 office
770-267-2638 fax

September 29, 2014

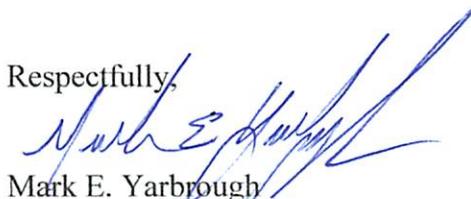
Walton County Planning and Zoning
303 S. Hammond Drive
Suite 98
Monroe, GA 30655

RE: Rezone to B2

Dear respected boards and staff,

This letter is in reference to parcel C62-156D on Youth-Monroe Road in Monroe. We are requesting a zoning change from A1 to B2. We recently purchased this piece of property with the intent to add on to our existing office and parking area which adjoins this parcel and is currently zoned B2. This parcel is only 0.318 acres and should not affect any surrounding properties by changing the zoning. This property is located across from the Walton County water tower on Youth-Monroe Road. We would appreciate your due diligence in expediting this rezone change. Please feel free to contact me with any questions or concerns that you may have.

Respectfully,



Mark E. Yarbrough
Managing Member

Marbin Properties
L.L.C.

1911 Oscar Barton Road
Monroe, GA 30655
770-267-7946 office
770-267-2638 fax

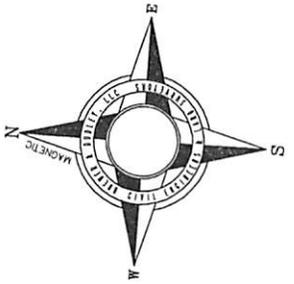
Article 4, Part 2, Section 160 Standard Review Questions

Question #

1	Our property adjoining the proposed property is B2. Three other buildings within a block are B2. Other properties in the area are A1.
2	Lot is too small for a residential dwelling.
3	We feel like there would be a fair balance to the area for residential and commercial as there are both in the immediate area as well as a property company with a rental home adjacent to the property.
4	As this property is across from the Walton County Water Authority water tower and there is not any other immediate homes or business' that would be affected.
5	We see no economical use of the property as is zoned.
6	The property will adjoin our B2 property
7	Adjacent property will not be affected but enhanced.
8	The property will be used as part of our commercial property immediately adjoining it.
9	This zoning should not have any impact on public facilities, schools, etc.
10	The property only has pine trees that are ready for cultivation and sits on a high elevation as not to have any impact on erosion or flooding.
11	The B2 zoning will enhance the value of the area.
12	The parcel is not large enough for a residential dwelling.
13	Our improvements will only enhance the look of the property and area.
14	There should be a fair and balanced look to the area.
15	The property is very close to hwy. 78 which is certainly a commercial area.
16	We are not aware of any existing or changing conditions.

SURVEYORS CERTIFICATE

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEURE PRECISION OF ONE FOOT IN 47,532 FEET AND AN ANGLE ERROR OF 2 SECONDS PER ANGLE POINT.
2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSEURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 65,128 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.
3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005.



SURVEY FOR
MARBIN PROPERTIES LLC
 STATE OF GEORGIA
 WALTON COUNTY
 LAND LOT 43
 4TH DISTRICT
 DATE 9/25/2014
 SCALE 1"=40'
 JOB #SHEA3
 REVISED 9/30/2014
 ADDED GRAVEL DRIVE

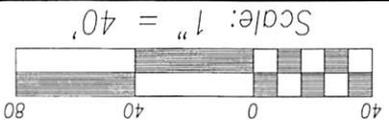


BREWER & DUDLEY
 CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 PROJECT MANAGEMENT
 2 S. MAIN STREET - STE 302
 WATKINSVILLE, GEORGIA 30677
 115 FORD STREET
 MONROE, GEORGIA 30655
 TEL (770) 267-4703
 FAX (706) 705-6008

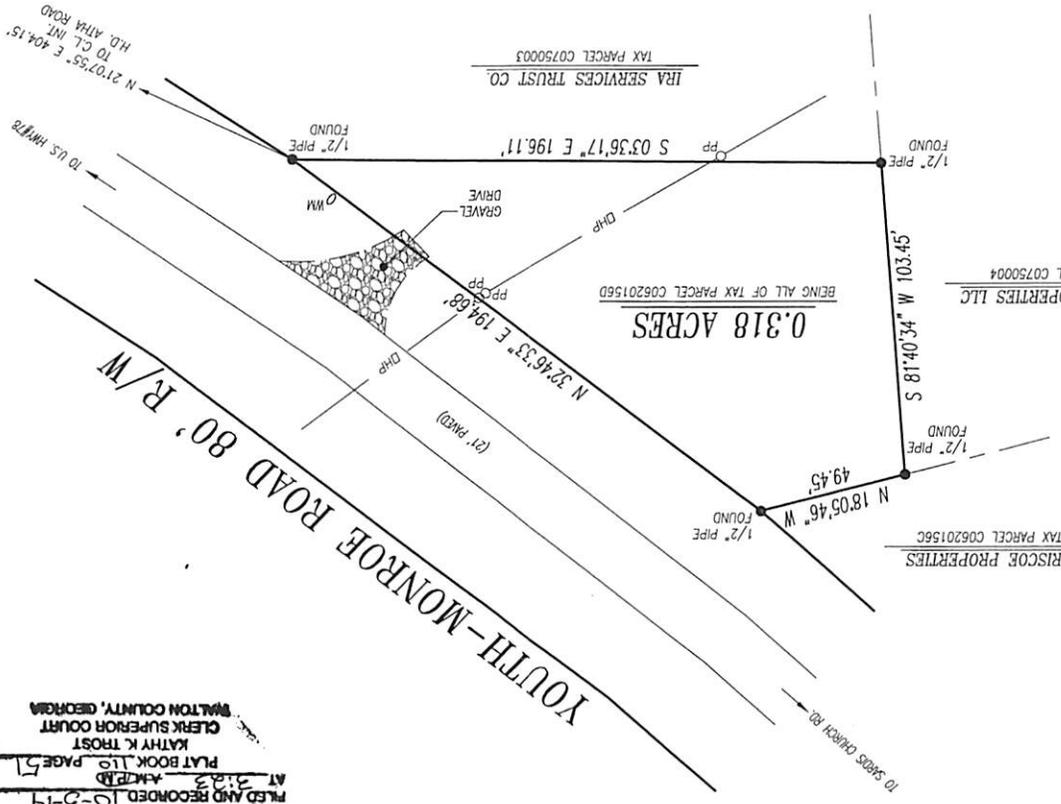
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REFERENCE:
 -DEED BOOK 2721 PAGE 456
 -DEED BOOK 3554 PAGE 468
 -DEED BOOK 3569 PAGE 206
 -PLAT BOOK 19 PAGE 66
 -PLAT BOOK 100 PAGE 76

- LEGEND:
- INT. - INTERSECTION
 - BC - BACK OF CURB
 - S.E. - SANITARY SEWER EASEMENT
 - H.W. - HEAD WALK
 - C.B. - CATCH BASIN
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L. - LAND LOT LINE
 - CL - CENTER LINE
 - OHP - OVERHEAD POWER
 - FW - FREE HIBERNANT
 - W - WATER VALVE
 - PP - POWER POLE
 - MW - WATER METER



OWNER OF RECORD:
 BRISCOE PROPERTIES OF
 BETWEEN LLC
 1580 WERDENOLLAR ROAD
 GOOD HOPE, GA 30641



I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARDOUS AREA. COMMUNITY PANEL NO. 1329700125D EFFECTIVE DATE: 5/18/2009

IN MY OPINION THE PROVISIONS RELATIVE TO OCGA 15-6-67(D) DO NOT REQUIRE APPROVAL OF THIS PLAT BY THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY TO BE RECORDED.

THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

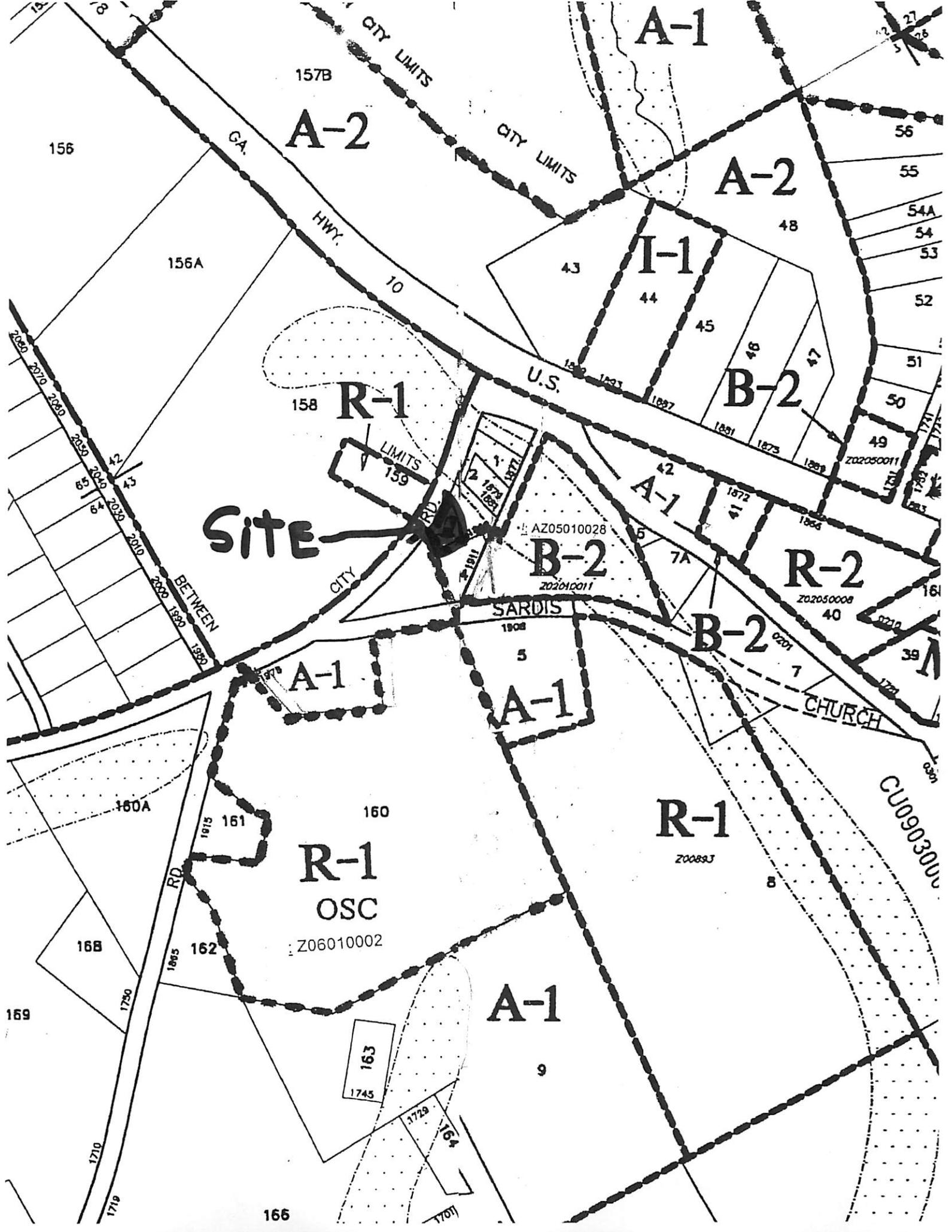
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FILED AND RECORDED
 10-3-14
 AT 3:23 PM
 PLAT BOOK 110 PAGE 51
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



SITE

A-2

A-1

A-2

R-1

I-1

B-2

B-2

R-2

B-2

A-1

A-1

R-1

R-1

OSC

A-1

Z06010002

AZ05010028

Z02010011

Z02050008

Z00893

CU0903000

GA.

HWY.

U.S.

CITY

SARDIS

CHURCH

BETWEEN

RD

RD

RD

RD

RD

RD

RD

RD

CITY LIMITS

CITY LIMITS

LIMITS

RD

